

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL9142**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Cummings House; Horn House**
6. Current building name: **Harris House**
7. Building address: **426 Atwood Street**
8. Owner name: **David A. Harris Sr.**
Owner address: **36 Reed Place**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **NW¹/₄** of **NE¹/₄** of **SE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491896**
Northing: **444618**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S¹/₂ 3** Block: **47**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1104 square feet**
16. Number of stories: **One**
17. Primary external wall material
Asphalt
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
n/a

22. Architectural style /
building type:

No Style / Vernacular
Wood Frame Hipped
Roof Dwelling

21. General Architectural Description

Built in the early 1950s, the dwelling at 426 Atwood Street is a rectangular-shaped wood frame structure which measures 38' N-S (across) by 32' E-W (deep). It is located on the east side of Atwood Street, set back approximately forty feet from the curb, the fifth house north of 4th Avenue. The building is one-story in height, and is supported by a low poured concrete foundation. The exterior walls are clad with beige color asphalt shingle siding, over wood frame construction, and the hipped roof features black asphalt shingles and boxed eaves. There are no chimneys. A single-light fixed-pane "picture window" is located on the facade (west elevation). Windows elsewhere are primarily single 2/2 double-hung sash, with painted beige wood frames and surrounds. A single entry door, covered with a metal storm door, is located near the north end of the facade. This door leads into the home from a 12' by 5' carpeted concrete porch which is recessed under the northwest corner of the house's hipped roof. A rear entry door is located on the east elevation.

A garage is located a short distance southeast of the house: one story rectangular plan; 14' N-S by 24' E-W; concrete foundation; painted beige horizontal weatherboard exterior wall cladding, over wood frame construction; moderately-pitched front gable roof, with grey asphalt shingles and boxed eaves; no windows; a set of paired, plywood doors, side hinged with metal strap hinges, are located on the garage's east elevation.

An open grease pit is located near the rear of the lot.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Atwood Street, the fifth house north of 4th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The Colorado and Southern Railroad tracks run down the center of Atwood Street, while the neighborhood overall features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1950**
Actual

Source of information:
Longmont city directories

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
C.C. and Ruth Cummings

Source of information:
"Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This house at 426 Atwood Street was constructed in the early 1950s. C.C. and Ruth Cummings were the property's original owners. There have been no additions to the dwelling, or to the garage, following their original construction. Sanborn Insurance maps from 1906 to 1930 indicate that this lot was undeveloped prior to the construction of the current dwelling.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The residence at 426 Atwood Street was the home for many years of George and Clara Horn, who purchased the property from the original owners, O.C. and Ruth Cummings soon after its construction in circa 1950. George Otto Horn was born on December 30, 1899 in Chilhowie, Missouri. He was the son of Henry and Anna (Ott) Horn. When he was just a few months old, George's family traveled from Missouri to New Mexico by covered wagon, in early 1900. George grew up in New Mexico and attended a training program at Normal University in Las Vegas, before moving to Denver in 1921. In 1924, he graduated from the Salvation Army Training College in San Francisco, and was stationed in Loveland as Captain of that community's Salvation Army Corp. While in Loveland, he married Clara Moore on October 30, 1924. Clara Katherine Moore was the daughter of Conrad Moore and Mary Katharine (Meier) Moore, Germans from Russia who immigrated to the United States from Hamburg, Germany, in October 1899. Clara's parents settled briefly in Norfolk, Nebraska before moving to Johnstown where Clara was born on January 21, 1907.

George and Clara raised four children, two sons, William and David, and two daughters, Mary Ann and Emma Jean. (A third daughter died at birth). In 1937, the Horns became involved in home mission work for the Assembly of God Church. Between 1937 and 1950, George and Clara pioneered churches in Debeque, Ouray, Nucla, Akron and Hudson as ministers of the church. The couple moved to Longmont in 1950 where they became associated with Bethel Temple. George, who had been trained as a barber in Denver, worked in several barbershops in Longmont before retiring in 1970. He passed away in April 1985, at the age of 85. Clara lived to be 92, passing away on February 28, 1999. Following George's death, the home on Atwood Street was sold to its current owner, David A. Harris, Sr. Mr. Harris resides at 36 Reed Place in Longmont while using this house to generate rental income.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Clara Katherine Horn." [obituary] *Longmont Times-Call*, March 2, 1999, p. A-5.

"George O. Horn." [obituary] *Longmont Times-Call*, April 22, 1985, p. 12.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated April 1906, June 1911, March 1918, June 1930, and June 1959.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

n/a

40. Period of Significance: **ca. 1950-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in the early 1950s, this dwelling has just barely reached the fifty year old threshold to be considered historically significant. At the present time its significance relative to the National Register Criteria, and relative to City of Longmont local landmark criteria, is not to the extent that it could qualify for individual listing in the National or State Registers of Historic Places, or for local landmark designation by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house, would presently be considered as a non-contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays a high degree of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions, and no notable exterior alterations, to either the house or garage following their original construction. The property is, unfortunately, being very poorly maintained by its renters and by its absentee landlord. It appears to be the most poorly maintained property on the block.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-36; LONG-37**

Frame(s): **34-37; 7-8**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 23, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**